




**433 ST GEORGES ISLAND 4 KELSO PLACE
MANCHESTER, M15 4GT**

£1,295 PCM

St. Georges Island is located in Manchester's popular Castlefield Conservation Area and situated along the Bridgewater/Rochdale Canal. It is conveniently located for public transport, shops, local bars, restaurants and within just a few minutes walk to Deansgate. This upper floor apartment briefly comprises:- open plan living/dining room, fully integrated kitchen, two double bedrooms with the master having en-suite facilities, modern bathroom. Further enhanced with the inclusion of a secure gated parking space and a large full length balcony. Fully furnished and available 20th August 2024.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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